

## **DANIEL DINKINS SUBDIVISION**

Engineering Comments: Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: No comments.

The plat illustrates the proposed 1.0 acre  $\pm$ , 2 lot subdivision which is located on the West side of North Demetropolis Road, 365 feet  $\pm$  South of Dinkins Drive, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide a parcel into two legal lots of record. This site was the subject of a similar request at the November 16<sup>th</sup> and December 21<sup>st</sup>, 2006 meetings, however, the request was withdrawn due to a boundary dispute between the original surveyor for the applicant and the applicant.

There was a second issue identified during the previous application as well, namely that the "City of Mobile Easement" depicted on the plat is, in fact, owned by the City of Mobile. Documentation provided by the survey company for the previous application, subsequently verified by the Real Estate Department, shows that the "easement" was deeded to the City in 1978. The plat should be revised to exclude the City-owned property.

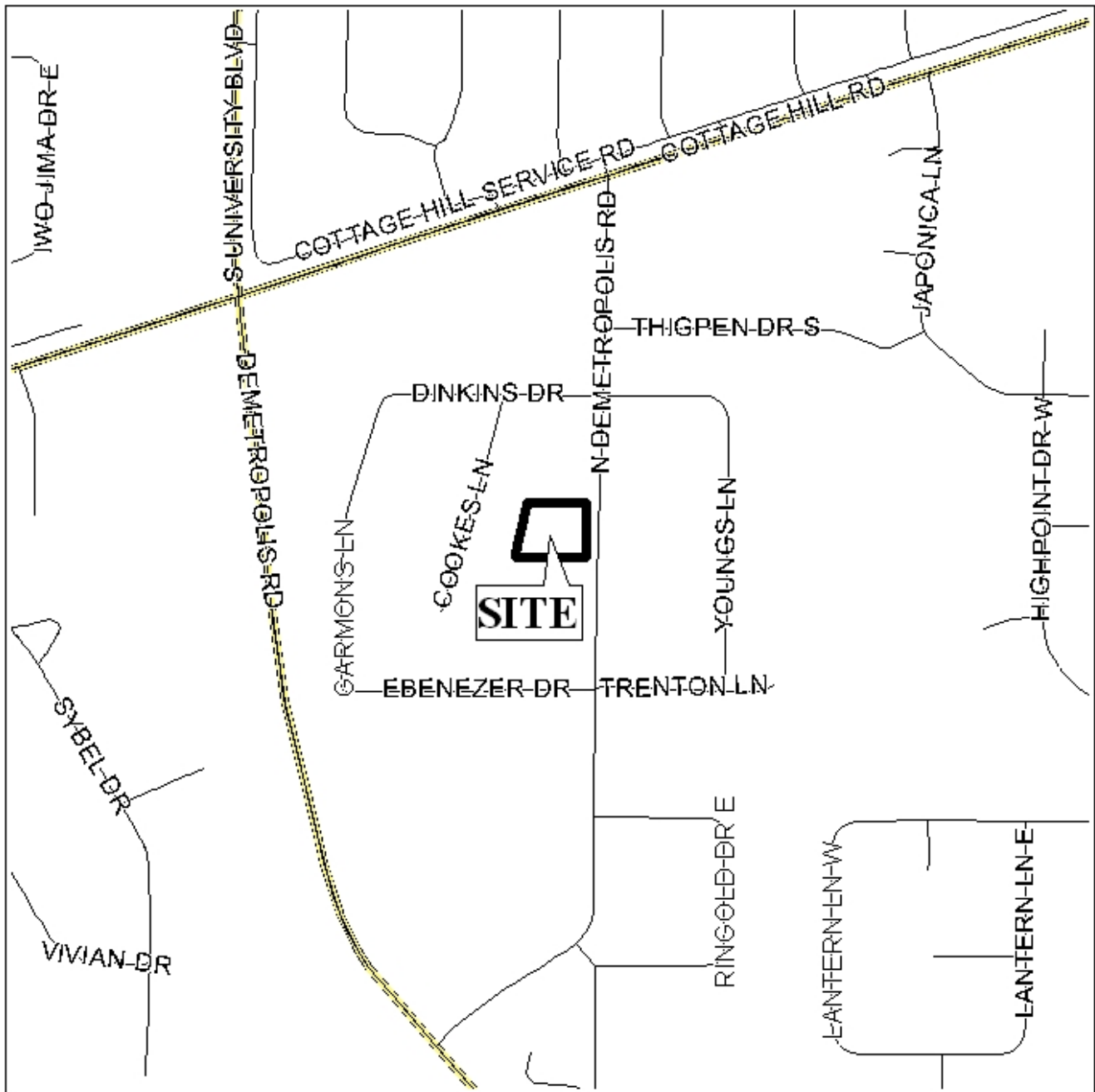
The site fronts onto North Demetropolis Road, a minor street with adequate right-of-way. While North Demetropolis Road is a minor street, access management is a concern. Each proposed lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved.

Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat and legal description to exclude the "City of Mobile Easement;"
- 2) depiction of the 25-foot minimum building setback line;
- 3) placement of a note on the plat stating that each lot is limited to one curb-cut each onto Demetropolis Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; and
- 5) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 10 DATE April 5, 2007

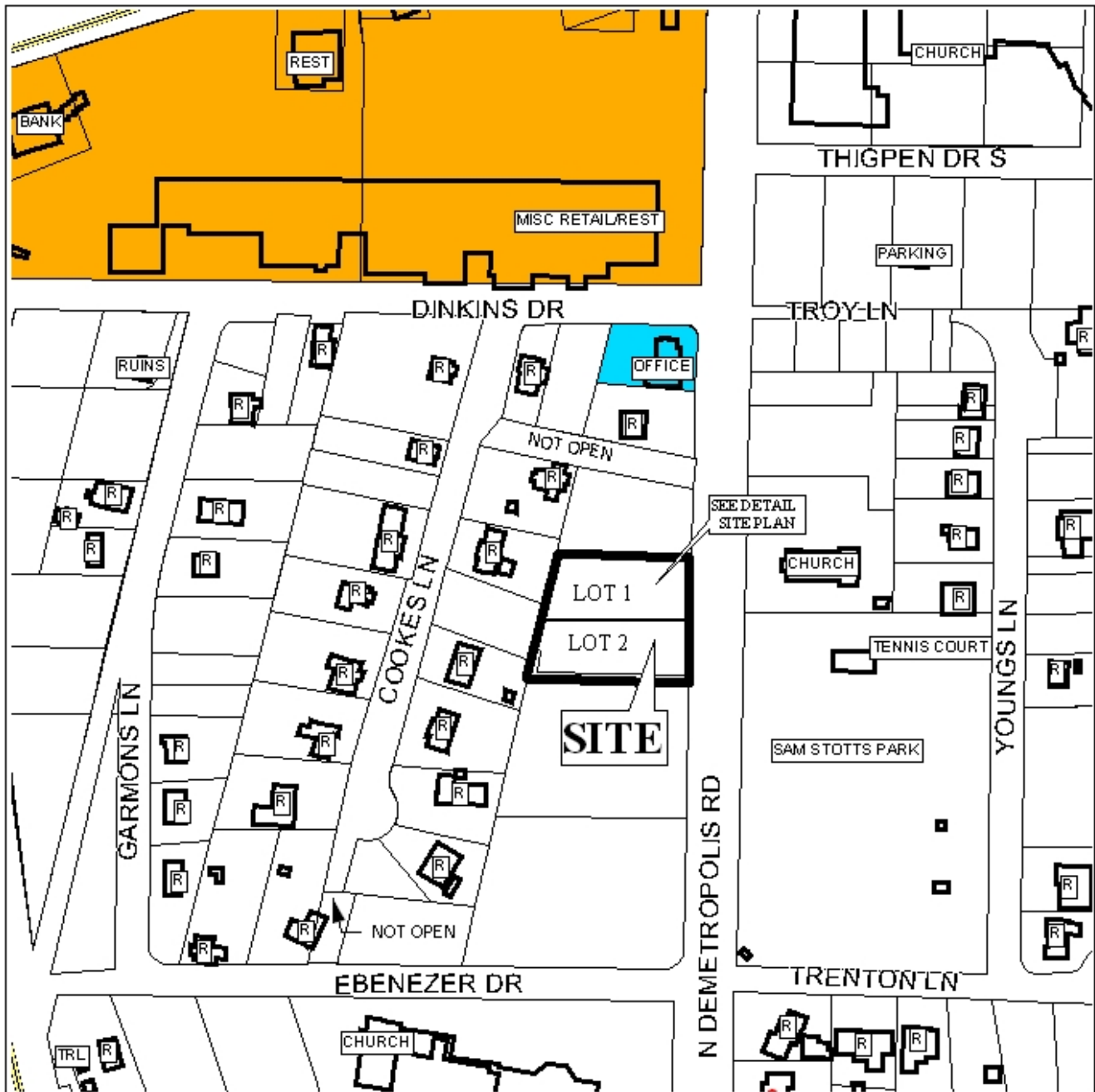
APPLICANT Daniel Dinkins Subdivision

REQUEST Subdivision



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# DANIEL DINKINS SUBDIVISION



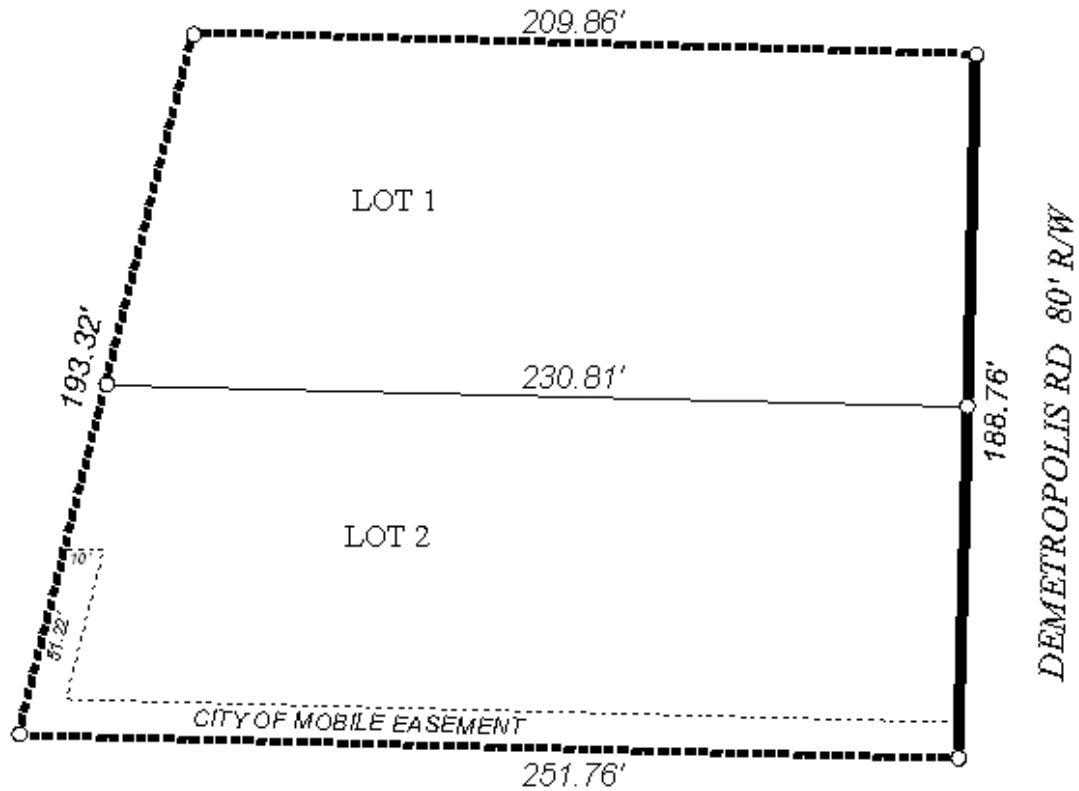
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



## DETAIL SITE PLAN



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REQUEST Subdivision



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